

SILVER BELL ESTATES NO. 2 FIRST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
DEC. 2013

Plats with lots which include "buildable areas" shall include the following notification on the final plat: "Notice to Purchasers of Lots with Designated Building Areas. Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(c)(4)a.

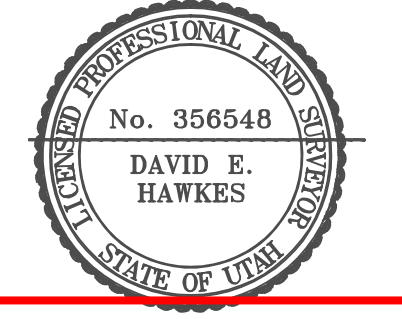
NORTHEAST CORNER OF SECTION 32,
T7N, R1E, S18&M,
WEBER COUNTY 3" BRASS CAP
DATED 1987
GOOD CONDITION

Surveyor's Certificate

I DAVID E. HAWKES, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-29-17, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SILVER BELL ESTATES PHASE NO. 2, FIRST AMENDMENT, IN WEBER COUNTY, UTAH HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE, AND OF A SURVEY MADE ON THE GROUND AND MEETS THE WEBER COUNTY ZONING REQUIREMENTS.

SIGNED THIS _____ DAY OF _____ 2017.

356548
LICENSE NUMBER



Boundary Description

BOUNDARY DOESN'T MATCH MAP
PART OF THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 32, T. 7 N., R. 1 E., S. 18&M, US SURVEY BEGINNING AT THE NORTHEAST CORNER OF LOT 68, SILVER BELL ESTATES NO. 2, SAID POINT ALSO BEING NORTH 00°08'29" EAST 2178.65 FEET ALONG SECTION LINE, AND WEST 727.81 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE THE FOLLOWING COURSES:

SOUTH 06° 16' 37" WEST	302.27 FEET	ALONG THE EAST LOT LINE OF LOT 68 EXTENDED;
SOUTH 28° 16' 37" WEST	52.87 FEET	ALONG THE WEST LINE OF LOT 48, SILVER BELL, ESTATES NO. 1
SOUTH 05° 43' 28" WEST	60.77 FEET	ALONG SAID WEST LINE OF LOT 48;
SOUTH 20° 16' 37" WEST	60.00 FEET;	ALONG WEST LINE OF LOT 48 AND 49;
NORTH 74° 00' 36" WEST	289.09 FEET;	TO A POINT ON A 607.21 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4° 42' 46"
NORTHERLY	49.94 FEET	ALONG THE ARC OF SAID CURVE, CHORD BEARS
NORTH 13° 38' 00" EAST	49.98 FEET	NORTH 13° 38' 00" EAST 49.98 FEET
NORTH 01° 27' 15" EAST	286.06 FEET	TO A POINT ON A 122.19 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54° 00' 10"
NORTHEASTERLY	115.17 FEET	ALONG THE ARC OF SAID CURVE, (CHORD BEARS
NORTH 88° 16' 37" EAST	110.95 FEET;	NORTH 88° 16' 37" EAST 110.95 FEET;
NORTH 65° 16' 37" EAST	17.87 FEET;	
SOUTH 24° 48' 28" EAST	98.05 FEET;	TO A POINT ON A 74.08 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90° 00' 00"
EASTERLY	116.36 FEET	ALONG THE ARC OF SAID CURVE, CHORD BEARS
		SOUTH 67° 43' 47" EAST 104.76 FEET

TO THE POINT OF BEGINNING

CONTAINS 2.10 ACRES

Basis of Bearing

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 32, T. 7 N., R. 1 E., S. 18&M, US SURVEY SHOWN HEREON AS N 00° 08' 29" E.

Owners Dedication

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACT

SILVER BELL ESTATES PHASE NO. 2, FIRST AMENDMENT;

AND DO HEREBY DEDICATE TO PUBLIC ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREOF AS PUBLIC UTILITY, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 2017.

PRINT NAME _____ SIGNATURE _____

PRINT NAME _____ SIGNATURE _____

Acknowledgment

STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

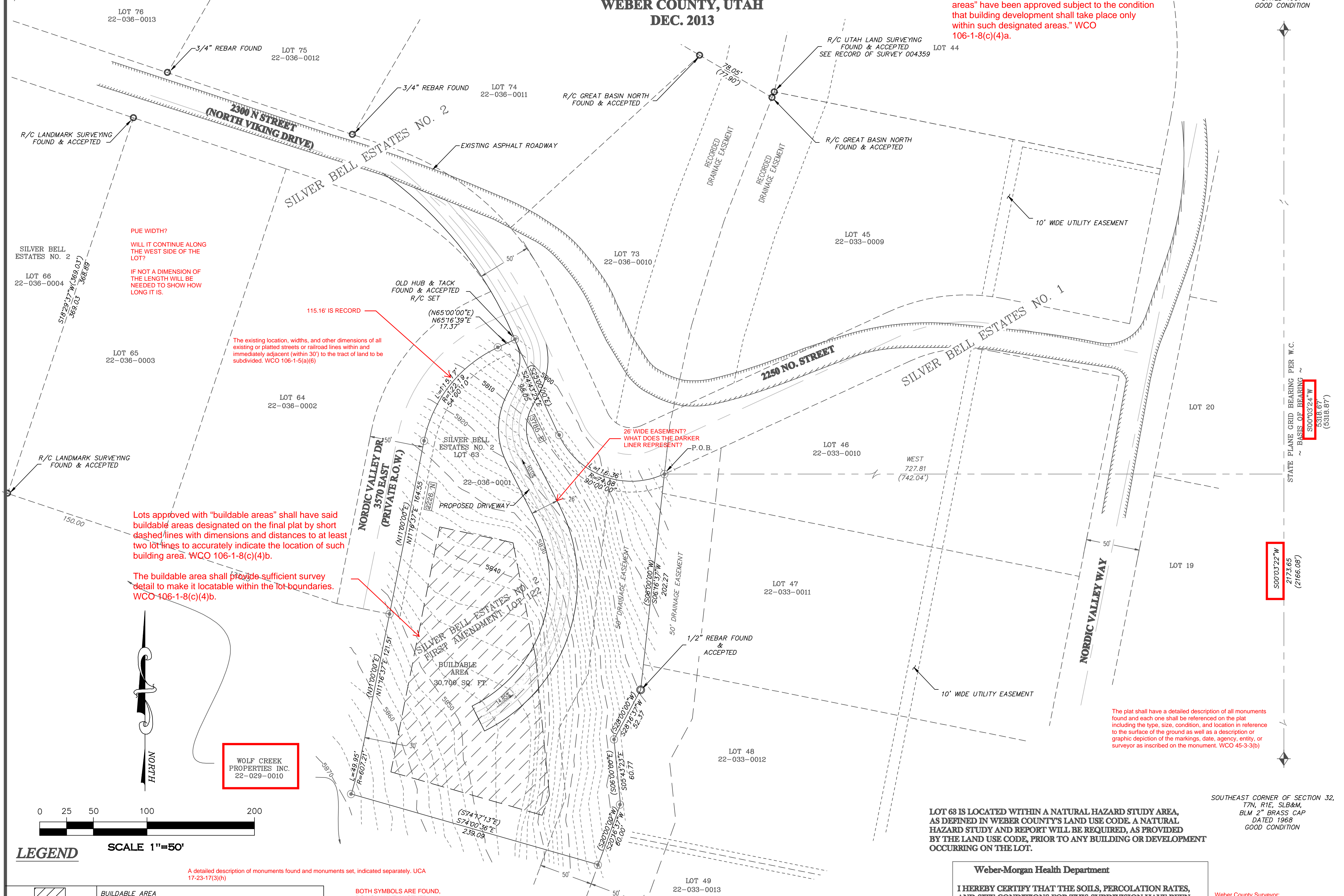
Boundary Consultants

1295 North 1700 West,
Farr West, Utah
801-792-1569

Weber County Recorder

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

Owner/Developer
GARY H. BRADEN
5023 S 2500 W
ROY UT 84067



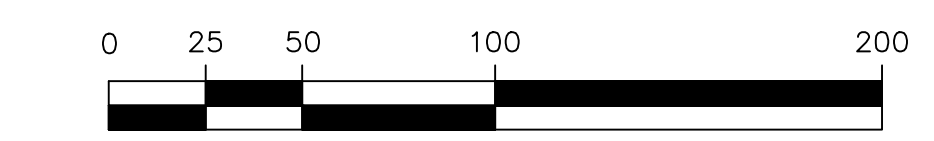
PUE WIDTH?
WILL IT CONTINUE ALONG THE WEST SIDE OF THE LOT?
IF NOT A DIMENSION OF THE LENGTH WILL BE NEEDED TO SHOW HOW LONG IT IS.

Lots approved with "buildable areas" shall have said buildable areas designated on the final plat by short dashed lines with dimensions and distances to at least two lot lines to accurately indicate the location of such building area. WCO 106-1-8(c)(4)b.

The buildable area shall provide sufficient survey detail to make it locatable within the lot boundaries. WCO 106-1-8(c)(4)b.



WOLF CREEK PROPERTIES INC.
22-029-0010



LEGEND SCALE 1"=50'

A detailed description of monuments found and monuments set, indicated separately. UCA 17-23-17(3)(h)

	BUILDABLE AREA
	EXISTING ROADWAY
	PROPERTY CORNER FOUND (REBAR & CAP, "TED MASON, 323717" 5/8" x 24" REBAR)
	RECORD MEASUREMENT FROM PLAT/DEED
	PROPERTY CORNER FOUND (AS NOTED)
	GOVERNMENT LOT CORNER

BOTH SYMBOLS ARE FOUND, DO YOU HAVE ANOTHER SYMBOL FOR SET?

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT 68 OF SILVER BELL ESTATES NO. 2 AND THE ADJOINING PARCEL TO THE SOUTH INTO A SINGLE LOT KNOWN AS SILVER BELL NO. 2, FIRST AMENDMENT. THE BASIS OF BEARING IS STATE PLANE BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HELD AS S 00° 08' 29" W. THE EXISTING LOT CORNERS WERE RE-TRACED BASED UPON MONUMENTS AS NOTED. THE EXISTING ROADWAY IS DEFINED BY ACTUAL SURVEY.

LOT 68 IS LOCATED WITHIN A NATURAL HAZARD STUDY AREA, AS DEFINED IN WEBER COUNTY'S LAND USE CODE. A NATURAL HAZARD STUDY AND REPORT WILL BE REQUIRED, AS PROVIDED BY THE LAND USE CODE, PRIOR TO ANY BUILDING OR DEVELOPMENT OCCURRING ON THE LOT.

Weber-Morgan Health Department
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____ 20____

Weber County Surveyor:
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this _____ day of _____, 20____

Weber County Surveyor
WCO 106-1-8(c)(1)(h) 10, WCO 45-4-2(c)

Weber County Planning Commission Approval
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION
SIGNED THIS _____ DAY OF _____ 20____
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

Weber County Engineer
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____ 20____

Weber County Commission Acceptance
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____ 20____
ATTEST:

Weber County Surveyor
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____ 20____

Weber County Attorney
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____ 20____

Title: _____